

North Orientation is based on rotating the northeast line to Grid North NAD83(CORS96) Texas State Plane Central Zone.

Bearings are called for on the Original Plat. Lot sizes are called 50' x 140'.

A 1/2" Iron Rod with Cap found at all corners unless otherwise noted.

The easement to the City of Bryan in Vol. 165, Pg. 41 does affect this tract and is shown.

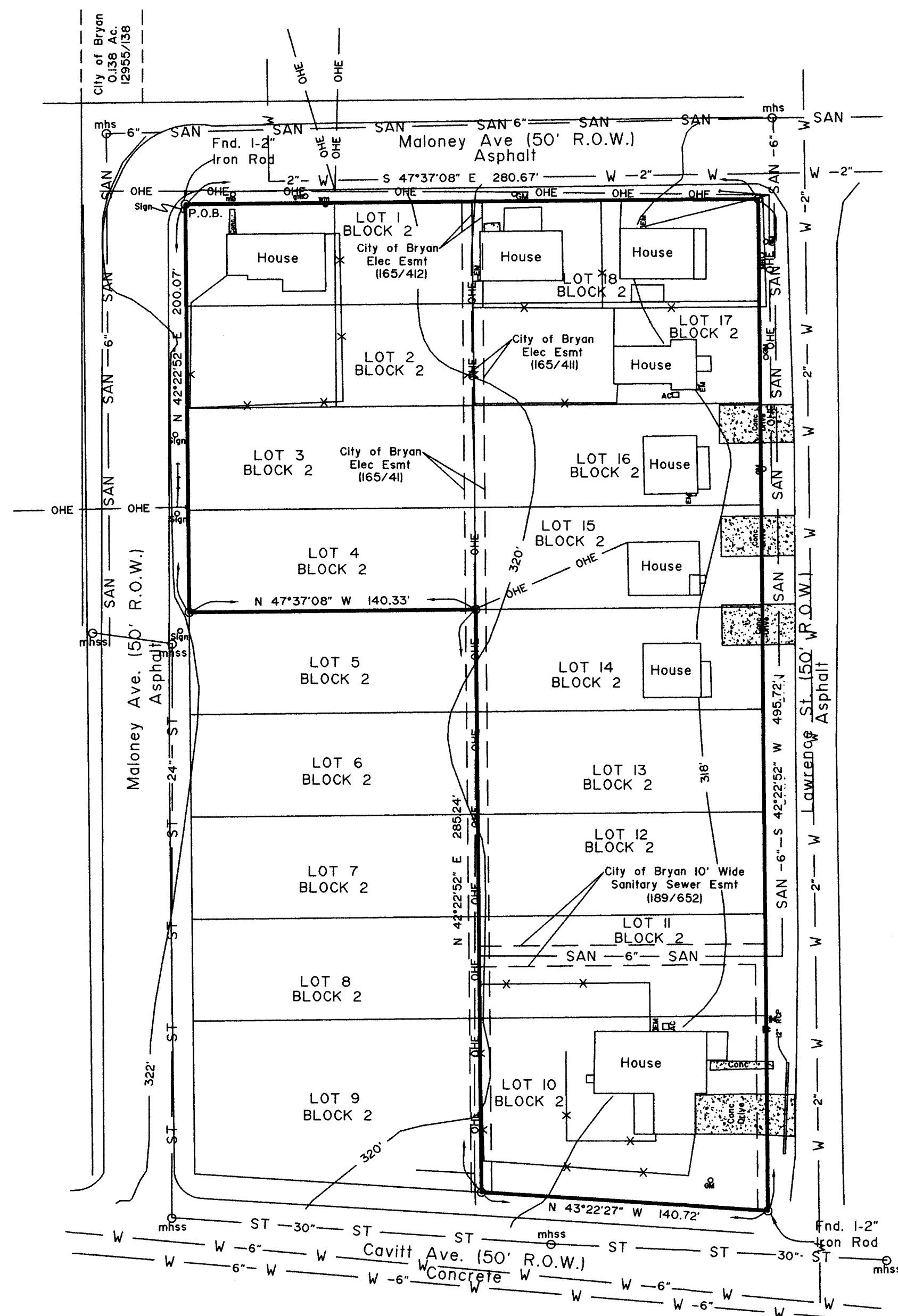
The easement to the City of Bryan in Vol. 165, Pg. 411 does affect this tract and is shown.

The easement to the City of Bryan in Vol. 165, Pg. 412 does affect this tract and is shown.

Strong Surveying, LLC did not engage any easement research.

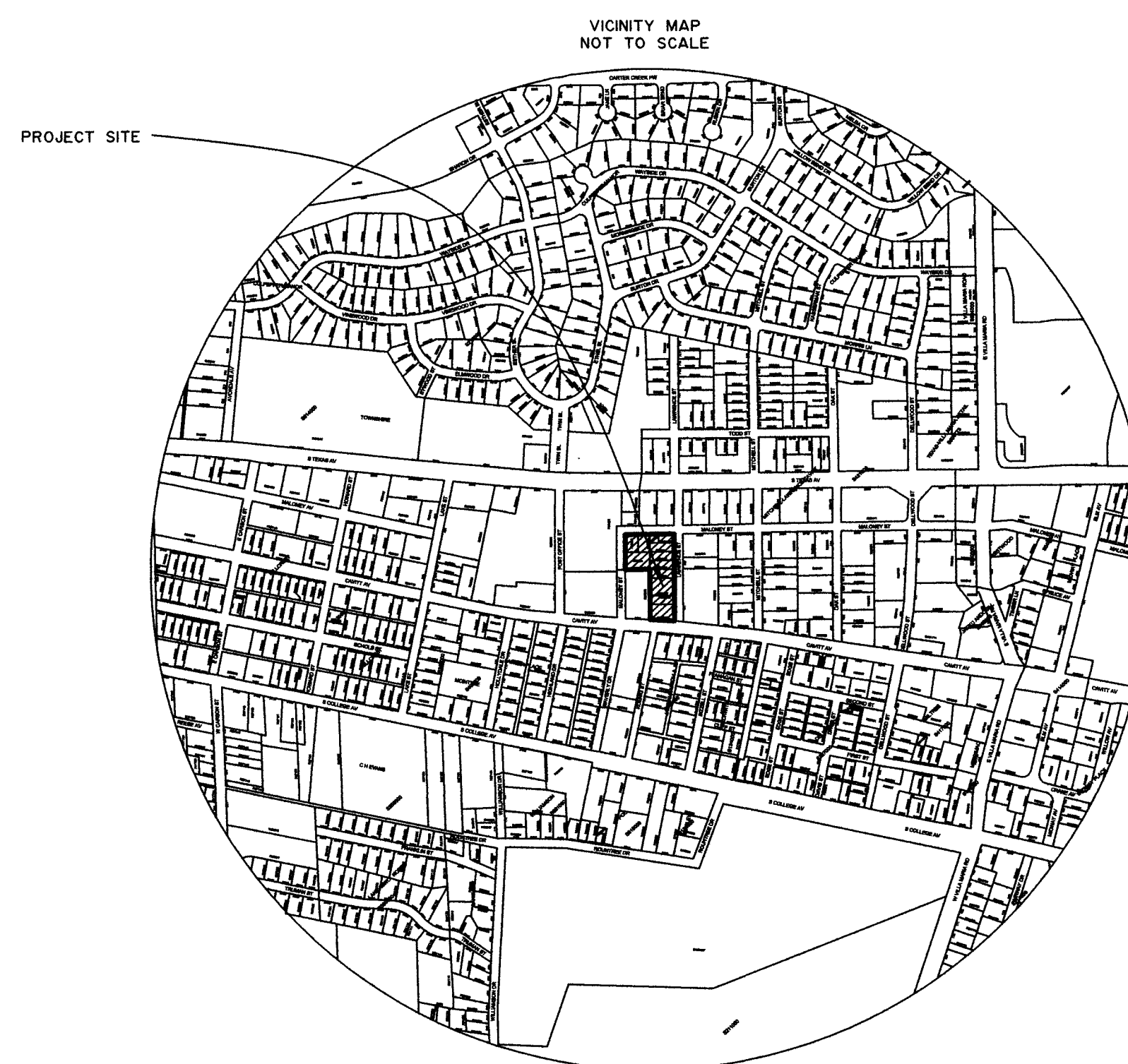
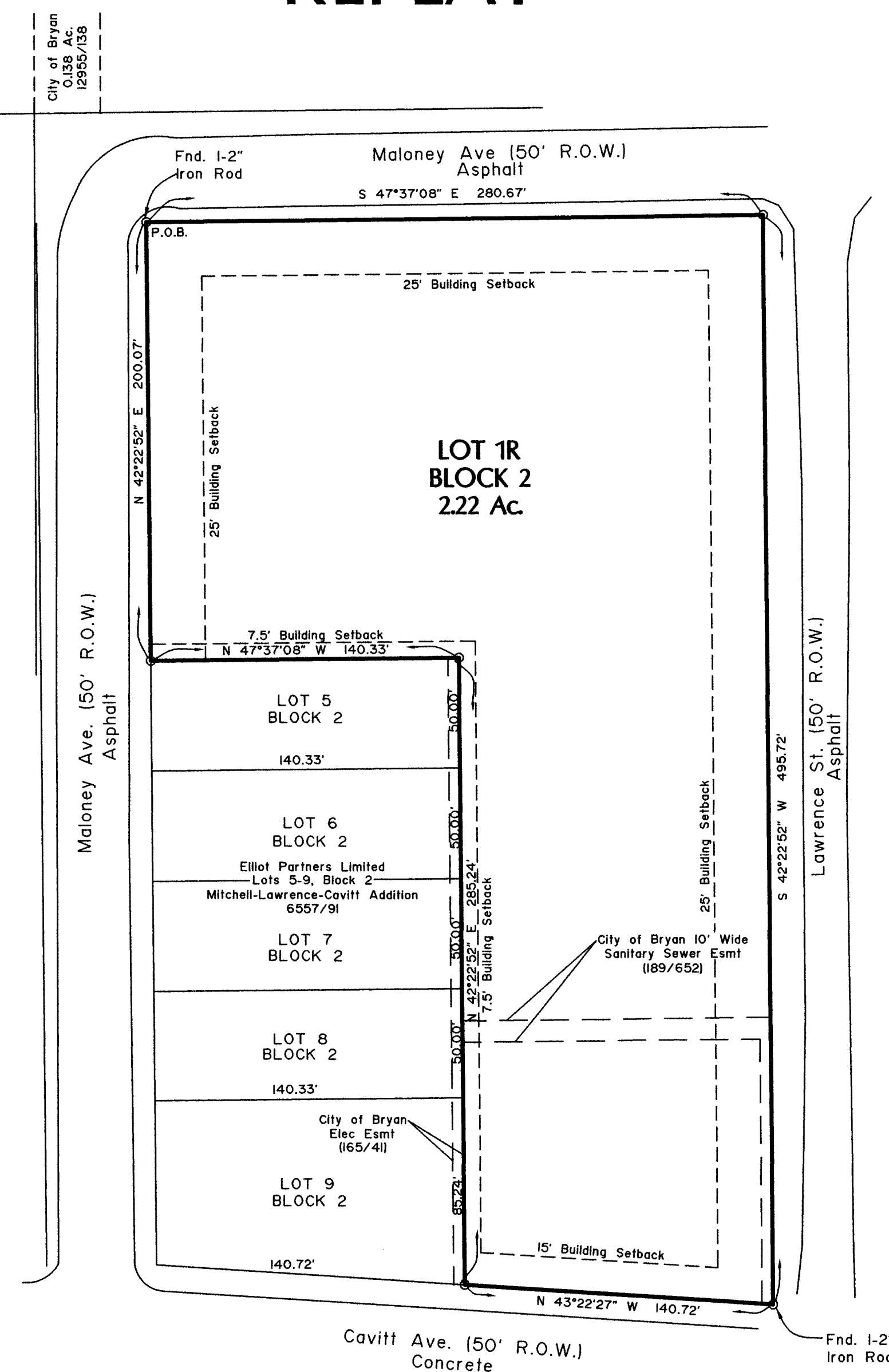
This property is not located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 4804C0215 F, DATED: APRIL 2, 2014.

ORIGINAL PLAT



0 50 100 150

REPLAT



VICINITY MAP
NOT TO SCALE

Approval of the Planning and Zoning Commission

I, _____, chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 2016, and same was duly approved on the _____ day of _____, 2016, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: _____

Approval of the City Planner

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

City Planner, Bryan, Texas: _____

Certification by the County Clerk

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2016 in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk Brazos County, Texas: _____

(SEAL)

Certificate of Ownership and Dedication

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), the City of Bryan, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 12252, Page 231, Volume 12139, Page 296, Volume 12084, Page 41, Volume 12308, Page 243, Volume 12139, Page 293, Volume 12478, Page 135, Volume 12020, Page 279 and Volume 12139, Page 289 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Authorized City of Bryan Signature: _____

Certification of the Surveyor

STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Professional Land Surveyor: _____



Approval of the City Engineer

I, Paul Kaspar, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

City Engineer, Bryan, Texas: _____

Certification of Notary

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day and personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 6th day of May, 2016.

Notary Public, Brazos County, Texas: _____

(NOTARY SEAL)

FIELD NOTES
2.22 ACRES

All that certain lot, tract or parcel of land being 2.22 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas, said tract being all of lots 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 17 & 18, Block 2, Mitchell - Lawrence - Cavitt Addition to the City of Bryan recorded in Volume 86, Page 590, Deed Records of Brazos County, Texas, said 2.22 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being the most northerly corner of Lot 1, Block 2, Mitchell - Lawrence - Cavitt Addition, said corner also being located in the intersection of the southwest and southeast right-of-way line of Maloney Avenue;

THENCE S 47° 37' 08" E, along the northeast line of said Lot 1 and Lot 18, Block 2 respectively, and the southwest right-of-way line of said Maloney Avenue a distance of 280.67 feet to a 1/2" Iron Rod with Cap found for the most easterly corner, said corner being the most easterly corner of Lot 18, Block 2, Mitchell - Lawrence - Cavitt Addition, said corner also being located in the northwesterly right-of-way line of Lawrence Street;

THENCE S 42° 22' 52" W, along the southeast line of said Lots 18, 17, 16, 15, 14, 13, 12, 11 and 10, Block 2 respectively, and the northwesterly right-of-way line of Lawrence Street a distance of 495.72 feet to a 1/2" Iron Rod with Cap found for the most southerly corner, said corner being the most southerly corner of Lot 10, Block 2, Mitchell - Lawrence - Cavitt Addition, said corner also being located in the northwesterly right-of-way line of Cavitt Avenue;

THENCE N 43° 22' 27" W, along the southwest line of said Lot 10 and the northeast right-of-way line of Cavitt Ave a distance of 140.72 feet to a 1/2" Iron Rod with Cap found for a westerly corner, said corner being the most westerly corner of said Lot 10, said corner also being the most southerly corner of Lot 9, Block 2, Mitchell - Lawrence - Cavitt Addition;

THENCE N 42° 22' 52" E, along the northwesterly line of said Lots 10, 11, 12, 13 and 14 respectively and the southeasterly line of said Lots 9, 8, 7, 6 and 5 respectively a distance of 285.24 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner being the most southerly corner of Lot 14, Block 2, Mitchell - Lawrence - Cavitt Addition, said corner also being the most southerly corner of Lot 4, Block 2, Mitchell - Lawrence - Cavitt Addition;

THENCE N 47° 37' 08" W, along the southwesterly line of said Lot 4 and the northwesterly line of Lot 5, Block 2, Mitchell - Lawrence - Cavitt Addition a distance of 140.33 feet to a 1/2" Iron Rod with Cap found for a westerly corner, said corner being the most westerly corner of said Lot 4, said corner being the most northerly corner of said Lot 5, said corner also being located in the southeast right-of-way line of Maloney Avenue;

THENCE N 42° 22' 52" E, along the southeast line of Maloney Avenue a distance of 200.07 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 2.22 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of April, 2014 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on rotating the northeast line to GRID North NAD83 State Plane Central Zone (CORS96). For other information see accompanying plat.

Site Address: 418 Lawrence St. Bryan, TX 77805

Development
JAN 20 2016

RECEIVED

REPLAT
OF
LOTS 1-4 & LOTS 10-18
BLOCK 2
2.22 ACRES
MITCHELL-LAWRENCE-CAVITT ADDITION
VOLUME 86, PAGE 590
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' JANUARY 4, 2016
SHEET 1 OF 1

OWNER: City of Bryan
300 South Texas Ave.
Bryan, TX 77803
Phone No. 979-209-5030
Fax No. 979-209-5035

